



Town and Country Planning Act 1990: Section 192
Town and Country Planning (Development Management Procedure)
(England) Order 2015: Article 39

**REFUSAL OF CERTIFICATE OF
LAWFULNESS OF PROPOSED USE OR
DEVELOPMENT**

Correspondence Address:	Application Number:
Miss Samantha Dale Ideal Architecture 31 Silver Birches Denton Greater Manchester M34 7RA	22/01404/CPL
Location	Description of Development
445 Edenfield Road Rochdale OL11 5YR	Certificate of lawfulness for proposed single-storey extension and outbuilding

This Authority has determined to **REFUSE** to issue a certificate of lawful use or development for the operations described in the First Schedule in respect of the land specified in the Second Schedule and edged red on the plan attached to this decision.

The operations are **NOT CONSIDERED TO BE LAWFUL** within the meaning of Section 192 of the Town and Country Planning Act 1990 for the following reason:

Reasons:

- 1 The proposal does not constitute permitted development by virtue of non-compliance with the requirements of criterion (f) of Class A, Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) as the plans indicate that the single-storey extension would extend beyond the rear wall of the original dwellinghouse by more than 3 metres.

First Schedule

Certificate of lawfulness for proposed single-storey extension and outbuilding

Second Schedule

445 Edenfield Road
Rochdale
OL11 5YR

Daniela Ripa
Interim Head of Planning Services

Date: 5 January 2023

Your attention is drawn to the attached notes:

If the applicant is aggrieved by the decision the applicant may appeal to the Secretary of State under section 195 of the 1990 Act (appeals against refusal or failure to give decision on application).